

**BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 19, 2006**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, September 19, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. CHERRY AND PETER BAUMBUSCH, VC 2005-DR-015 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.5 ft. from side lot line and 21.3 ft. from rear lot line. Located at 1436 Highwood Dr. on approx. 15,835 sq. ft. of land zoned DH R-2. Dranesville District. Tax Map 31-2 ((10)) 41. (Admin. moved from 2/14/06 at appl. Indefinitely Deferred at req.) appl. req.
- 9:00 A.M. GEORGINA E. PRICE-SPENCER, SP 2006-SU-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure (barn) to remain 16.3 ft. with eave 15.6 ft. from side lot line. Located at 10628 Hunters Valley Rd. on approx. 2.01 ac. of land zoned DH R-E. Sully District. Tax Map 37-1 ((2)) 2. (Admin. moved from 7/18/06 at appl. req.) (Decision deferred from 8/1/06)
- 9:00 A.M. FORREST & MARVA HATCHER, VC 2003-PR-194 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in front yard and 7.0 ft. in height in side and rear yards and storage structure exceeding 200 sq. ft. in DH gross floor area. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with SP 2003-PR-054). (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, 1/24/06, 2/7/06, and 6/6/06)
- 9:00 A.M. FORREST & MARVA HATCHER, SP 2003-PR-054 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to the minimum yard requirements based on error in DH building location to permit deck and dwelling to remain 2.5 ft. with eave 1.5 from side lot line and accessory structures to remain 0.0 ft. and 1.0 ft. from side lot line. Located at 2747 Oldewood Dr. on approx. 27,921 sq. ft. of land zoned R-3. Providence District. Tax Map 49-2 ((1)) 121. (Concurrent with VC 2003-PR-194). (Continued from 3/2/04) (Decision deferred from 5/4/04, 11/2/04, 7/12/05, 12/6/05, 1/24/06, 2/7/06, and 6/6/06)
- 9:00 A.M. PETER AND KATE GOELZ, SP 2006-MV-040 Appl. under Sect(s). 8-916 of the Zoning Ordinance to permit reduction of certain yard requirements to permit addition 15.0 ft. from a front lot line of a corner lot. Located at 6060 Woodmont Rd. on approx. 15,058 sq. ft. of GC land zoned R-4. Mt. Vernon District. Tax Map 83-3 ((14)) (4) 1.

- 9:00 A.M. VULCAN CONSTRUCTION MATERIALS, LP, SPA 82-V-091-05
GC
Admin.
Moved to
10/24/06 at
appl. req.
- 9:00 A.M. GEORGE D'ANGELO, VC 2006-DR-003 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of a fence greater than 4.0 ft. in height in the front yard and an addition 15.0 ft. from front lot line of a corner lot. Located at 7800 Magarity Rd. on approx. 8,521 sq. ft. of land zoned R-4 and HC. Dranesville District. Tax Map 39-2 ((6)) 2. (Continued from 7/18/06)
GC
- 9:30 A.M. MALCOLM TEN LIMITED PARTNERSHIP, A 2006-MV-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that as a result of the division of the appellant's property caused by condemnation one of the subsequent lots does not meet current minimum lot area requirements of the R-1 District and is not buildable under Zoning Ordinance provisions, however, the dwelling on said lot is not nonconforming, but may be enlarged, subject to the provisions of Par. 1 of Sect. 15-101 of the Zoning Ordinance. Located at 9406 Ox Rd. on approx. 5.21 ac. of land zoned R-1. Mt. Vernon District. Tax Map 106-4 ((1)) 52A.
DJQ
Admin.
Moved to
10/24/06 at
appl. req.
- 9:30 A.M. OLD HIDEAWAY, INC. T/A MEXICO LINDO RESTAURANT, A 2006-MV-029 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established an accessory use to an eating establishment without an approved Special Permit in violation of Zoning Ordinance provisions. Located at 8786 Richmond Hwy. on approx. 8.55 ac. of land zoned C-6, CRD and HC. Mt. Vernon District. Tax Map 109-2 ((1)) 24.
MAT
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's office and shop, are allowing the parking of more than one commercial vehicle, and have erected an accessory storage structure that exceeds eight and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1.
CPJ
Admin.
Moved to
11/14/06 at
appl. req.
- 9:30 A.M. M SCRAP CORPORATION T/A M SCRAP AS LESSEE OF 6304E GRAVEL AVENUE, A 2006-LE-001 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a recycling business on property in the I-4 District in violation of Zoning Ordinance provisions. Located at 6304E Gravel Av. on approx. 10.626 ac. of land zoned I-4 and NR. Lee District. Tax Map 91-1 ((1)) 36B. (Admin. moved from 4/4/06 and 5/23/06 at appl. req.) (Continued from 6/27/06)
EP

JOHN DIGIULIAN, CHAIRMAN